



INVITATION to BID

Northern Kentucky University

NKU-15-21

**Sale of SURPLUS REAL PROPERTY on Sophie Avenue,
in Middletown, Butler County, Ohio.**



WNKU Middletown Property – Disposal – Sealed Bid Narrative

The subject property “As Is” consists of a freestanding building formerly known as the WPFB Radio Station containing approximately 7,416 gross square feet situated on Sophie Avenue, in Middletown, Butler County, Ohio.

Site Description:

The subject property contains a total of 1 +/- acre of land. The site is basically level and generally rectangular in shape with 325 +/- feet along the northern and southern boundaries and 185 +/- feet along the eastern and western boundaries. The site is east of N Breiel Blvd. south of Rosedale Road, and west of Sophie Avenue. It is estimated that the subject property will have 30 +/- feet of frontage at Sophie Avenue. There is currently access to the property at one curb cut along Sophie Avenue (at the subject’s eastern boundary), which is considered adequate.

Site improvements include asphalt paved parking and driveway areas, a sign, fencing, and landscaping. The parking lot includes 24 spaces (including one handicapped space) along the west side of the building.

There appears to be sufficient grade differential to allow adequate drainage away from the existing building improvements and the property is not located within a FEMA flood hazard zone, per Butler County Floodplain map.

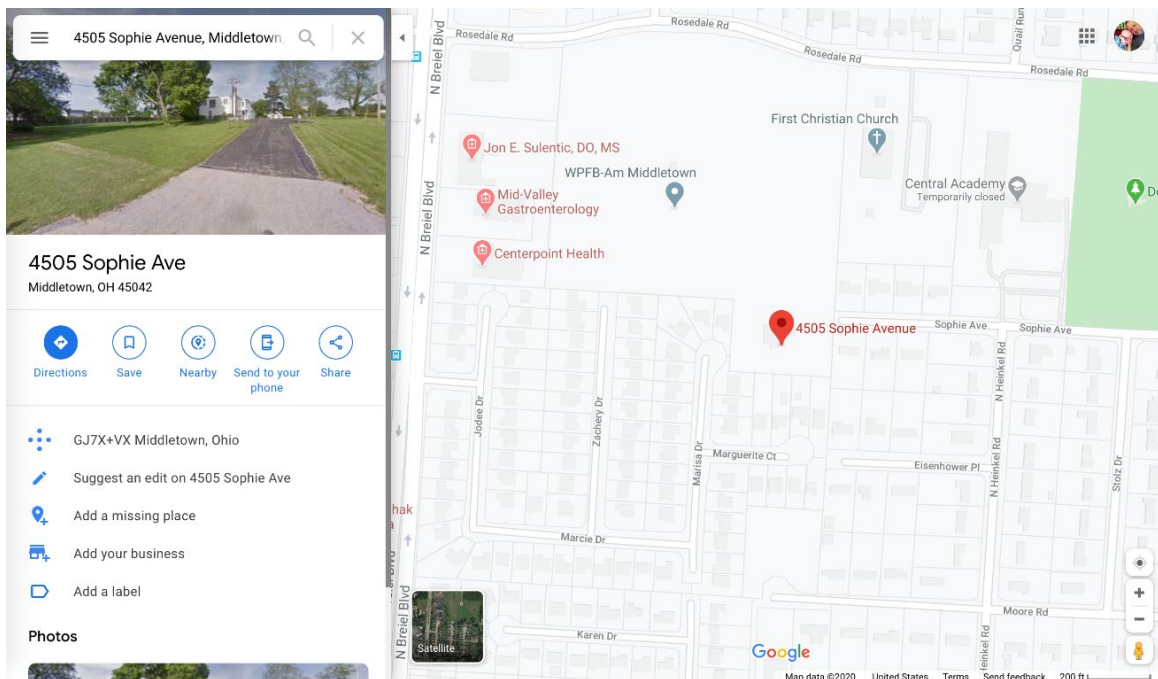
The subject property “As Is” is improved with one commercial building, formerly used as a radio station. The building includes 7,416 square feet (not including the attached garage). The structure is a freestanding two story frame and concrete block building with a concrete foundation. Exterior wall finish is block, wood, and aluminum veneer with insulated windows along the sides, front, and rear of the

building. The building has a shingle and rubberized membrane roof. There is a partial stone crawl space/basement approximately 350 +/- square feet in size. The crawl space is unfinished with no outside entry and a sump pump. It has a dirt floor and there is evidence of dampness.

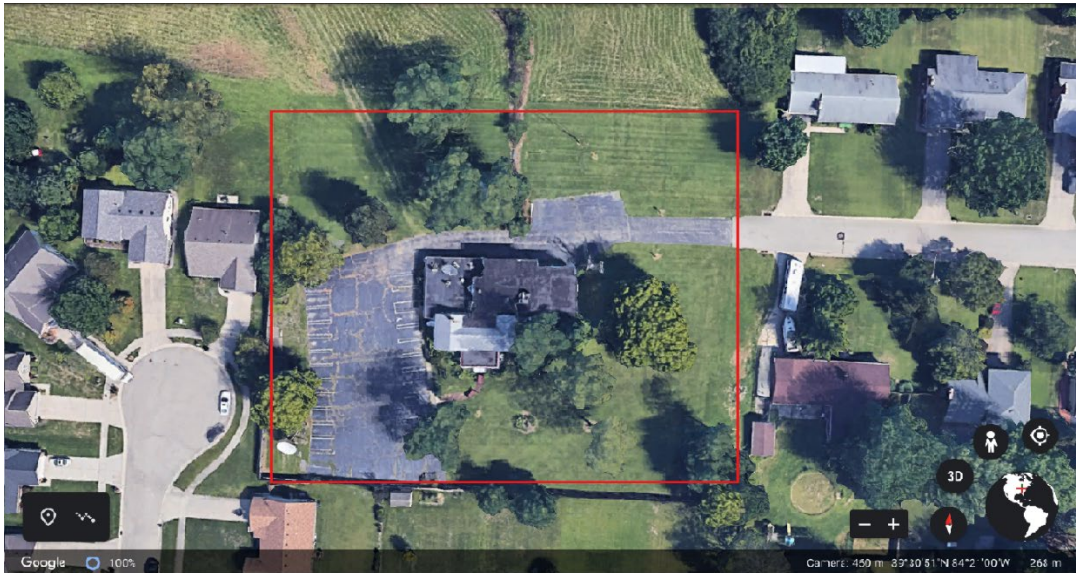
The structure is estimated to have been built in 1811 as a residence that was later converted to a radio station. An addition was built in approximately 1955 and another addition with the apartment in 1970. The building is currently 100% vacant and has been vacant since 2011.

The building is in poor condition with a significant amount of deferred maintenance. The roof needs immediate repair and there is water damage in areas throughout the building. The subject improvements are in poor condition in need of complete rehab or demolition.

Property location: 4505 Sophie Avenue, Middletown, Ohio 45042



Aerial photo: 4505 Sophie Avenue, Middletown, Ohio 45042



Site photos: 4505 Sophie Avenue, Middletown, Ohio 45042





1. For further information please contact Ryan Straus at 859-572-6605. Questions must be submitted in writing at strausr2@nku.edu
2. Buyer is responsible for applicable closing costs.
3. No minimum bid.
4. Bids due by 2:00 PM on Monday, December 7, 2020. Please mail or deliver in person to:

Ryan Straus
Procurement Services
Northern Kentucky University
617 Lucas Administrative Center
Highland Heights, KY 41099
5. View property by appointment. Please contact Jim Kaufman at 859-572-1991 to schedule.

Bid Acceptance

1. Bid Deposit: Each bid must be accompanied by a deposit in the form of a certified check, cashier's check, or money order, made payable to Northern Kentucky University in the amount of \$10,000, as a guarantee of good faith; cash will not be accepted. The good faith deposit of all unsuccessful bidder(s) will be returned by mail as soon as possible once the bids have been opened and a contract awarded. The deposits of all bidders will be returned if all bids are rejected.
2. The successful bidder's good faith deposit will be retained and applied towards the purchase price, if it is determined that the property will be sold. Payment of the balance of the purchase price must be made payable to Northern Kentucky University and Northern Kentucky Foundation in pro-rata share and is due at the time of delivery of the deed. The successful bidder's good faith deposit will be forfeited to Northern Kentucky University should the successful bidder fail or refuse to consummate the purchase of the property. The university does not certify the amount of acreage to be sold. The property will be sold "as is".
3. It shall be the responsibility of the prospective bidder(s) to inspect the property prior to submitting a bid to determine pertinent factors of access, zoning, utilities, and easements, etc. No refunds or adjustments will be made because the property fails to meet standards of quality or conditions expected, nor will failure to inspect the property be grounds for any claim for relief from bid.
4. A good marketable title to the property will be conveyed by deed containing covenant of special warranty. The NKU parcel sale is subject to the approval of the NKU Board of Regents and the Secretary, Finance and Administration Cabinet, as authorized by KRS Chapters 45A and 56; the sale of the NKU Foundation parcel is subject to the approval of the NKU Foundation Executive Committee.
5. The successful bidder or his/her successor in title will be responsible for the payment of all taxes falling due on the parcels after delivery of the deed(s), including recording fees.

NOTE: A BID WILL BE CONSIDERED VALID ONLY WHEN SUBMITTED ON THE ATTACHED "FORM OF PROPOSAL", PROPERLY COMPLETED, AND SIGNED, WITH BID DEPOSIT AS SPECIFIED ENCLOSED, AND DELIVERED TO THE RECEIVER ON OR BEFORE THE DESIGNATED BID OPENING. FAX BIDS WILL NOT BE ACCEPTED.

FORM of PROPOSAL

NKU Invitation # NKU-15-21

Sale of Surplus Real Property, Middletown, OH

4505 Sophie Avenue, Middletown, OH 45042.: \$ _____

Dollars and cents

This offer is for, at minimum, _____ calendar days from the date this offer is opened. In submitting the above it is expressly agreed that upon proper acceptance by Northern Kentucky University of any or all items offered, a contract shall thereby be created with respect to the items accepted.

THIS BID SUBMITTED BY:

(Name and Address of Bidder)

DATE: _____ AUTHORIZED SIGNATURE: _____

NOTE: *The Authentication of Bid and Statement of Non-Collusion and Non-Conflict of Interest must be properly executed for this Bid to be valid.*

This Bidder, in compliance with this Request for Bid, and having carefully examined the complete contract documents, as well as the specifications for the work as prepared by Northern Kentucky University, hereby proposes to furnish all labor, supervision, materials, supplies and services required to perform the specifics of the Contract Documents, within the time set forth herein and for the final negotiated price.

The Bidder, hereby acknowledges receipt of the following Addenda:

ADDENDUM NO. _____ DATED _____ ADDENDUM NO. _____ DATE _____